

Improvements by tenants Policy

Policy Statement

As set out in the Bron Afon Tenancy Agreement (3.11) tenants have the right to make improvements to their home.

What if you want to carry out an improvement?

If a tenant wants to carry out any improvements to their home, they will need to write to us describing the works they want to carry out. Alternatively, they can complete the '*Tenants' right to make improvements application form*'.

They may also need to:

- Provide us with plans and diagrams of the proposed work.
- Seek building regulation and planning permission from Torfaen County Borough Council.

What improvements need permission?

We will not refuse permission without a good reason but we may impose conditions. If we refuse permission we will always explain our reasons.

The improvements for which permission will be needed are:

- Any structural changes or additions to the home.
- Installing central heating or a new kitchen, bath or shower.
- Installing a gas fire or making any changes to water, gas or electrical installations we have provided.
- Putting up a satellite dish or aerial.
- Adding or changing any of the fixtures we have provided.
- Removing, adding or altering any fence, hedge, garden wall or installing a hard standing.
- Installing patios, decking and ponds.
- Putting up sheds, aviaries and animal pens.

Compensation for improvements

If a tenant has carried out improvements to their home that we have given permission for and subsequently move, they may be entitled to compensation. Please refer to Bron Afon's '*Compensation Policy*' for further details.